

TOGETHER also with all furniture, production machinery, tooling and other equipment owned by Sublessor or leased by Sublessor under the "Primary Lease" (as defined in Article IX) and located in the Demised Premises (which Sublessor represents and warrants to be all such property reflected on the April 30, 1980 balance sheet of Sublessor's Conn Organ Division (a copy of which is attached hereto as Exhibit A) and then located in the Demised Premises) other than equipment used in the manufacture of Strobotuners or Stroboconns and not otherwise used in the manufacture of organs, all of which furniture, production machinery, tooling and other equipment are hereinafter referred to as the "Production Equipment".

It is understood and agreed that Sublessee shall have the option to purchase the Production Equipment at the termination of this Sublease, and on the exercise of such option by Sublessee title to the Production Equipment shall be transferred and assigned and shall vest in the Sublessee, all as provided in Article XXI.

The Demised Premises, including the building or buildings representing a part thereof, the Building Equipment and the Production Equipment are herein collectively referred to as the "Subleased Property".